

CITY OF BOTHELL (King County portion)

Residential

Net New Units: 1993 – 2000

During this eight-year period, 1,304 net new units were permitted in the King County portion of the City of Bothell. Approximately 63% of these were permitted during the 1996 – 2000 period. Units built in the Snohomish portion of Bothell are not included in the numbers below.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
848	5	(37)	816	488	1,304

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 3.4 dwelling units per acre. In multifamily zones, permit activity achieved an average density of 16 du/acre. Plat activity shows an achieved density of 4.3 du/acre in single-family zones.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density (D.U. / Acre)	Net Acres Permitted	Total Number of Units	Avg. Permit Density (D.U. / Acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (Lots / Acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (Lots / Acre)
66.97	229	3.4	38.63	619	16.0	47.43	202	4.3			

In order to calculate land capacity from the existing land supply, Bothell used the densities noted in the table below.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R1	0.83	0.83	
R4	4.38	4.38	
R4, SSHO	29.82	29.82	
R5	4.54	4.54	
R8d	3.86		No land supply in R8d
R8a	(No Activity)	8	No activity. Assumed planned density in future. Consistent with level of achievement in other SF zones.
R11	4.04	11	R11 achieved density based on one built single family house, assumed future density adjusted to a reasonable assumed figure
R15	19.87	15.1	R15 assumed future density was adjusted to exclude the RD development shown in Table 4

Residential Land Supply

After deducting constraints, Bothell has 468 net acres of vacant and redevelopable residential land. With an adjustment for market variables, about 404 acres of this land is potentially available for development during the planning period. In single-family zones, there are 396 net acres of land, with about 336 acres potentially developable during the planning horizon. In multifamily zones, there are 29 net acres of land, with about 25 acres potentially developable during the planning horizon. There are another 43 acres of land with residential capacity in the mixed-use zones.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	181.15	18.96	18%	2%	129.75	15%	110.29
SF Redevelopable	387.32	54.92	18%	2%	265.92	15%	226.03
MF Vacant	24.96	4.65	18%	2%	16.25	15%	13.81
MF Redevelopable	20.92	4.62	18%	2%	13.04	15%	11.08
Mixed Use Vacant	30.44	All deductions and market factors applied before dividing into commercial / residential acres			30.44		30.44
Mixed Use Redevelopable	12.60				12.60		12.60
Total Residential	657.39	83.95			468.00		404.26

Residential Capacity

Bothell has capacity for 2,280 new housing units given its current land supply and zoning. Approximately 1,405 of these units are in single-family zones, 567 are in multifamily zones, and 309 are in mixed-use zones. The largest amount of its residential capacity is on redevelopable single-family land in the R-4 zone, with capacity for nearly 1,100 units.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones			Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	8 - 12 du / acre	12 - 18 du / acre	18 - 30 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land	24.07	273.73	38.21	21.15	357.16	2.79	7.61	14.49	24.89	21.18	403.23
Density	0.83	4.38	4.54	8.00		11.00	15.10	29.82			
Capacity in Units	20	1,199	173	169	1,562	31	115	432	578	320	2,459
Minus Existing Units on Redevelopable Parcels	(5)	(100)	(49)	(3)	(157)	(2)	(3)	(6)	(11)	(11)	(179)
Net Capacity	15	1,099	124	166	1,405	29	112	426	567	309	2,280

*The 6.01 to 8 du / acre zone is also a mixed-use zone, but because of its moderately low density, it is tallied here as a single-family zone.

Residential Capacity Analysis

Bothell has a total residential capacity of 2,280 units. Its remaining target to 2012 is 651 households. This amounts to a capacity for 1,629 units greater than its target. Bothell has achieved 67% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
1,304	1,955	67%	651	2,280	1,629

Commercial and Industrial

Net New Jobs: 1995 – 2000

Bothell has gained a net of 1,446 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

1995 Employment	2000 Employment	Net New Jobs
8,874	10,320	1,446

Commercial and Industrial Development Activity

Bothell achieved an average floor area ratio (F.A.R.) of approximately .44 over all its commercial zones. This includes commercial development in mixed-use zones. It has no zones that are exclusively industrial.

Commercial and Industrial Development: 1996 - 2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	99.1	39.18	59.92	2,610,115	1,153,830	0.44
Industrial	-	-	-	-	-	-
Total C & I Development	99.1	39.18	59.92	2,610,115	1,153,830	0.44

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
Note: FAR estimates detailed are for 1 story retail, 1 story industrial and 2 story commercial uses (office type)			
GC	0.72	0.60	Very high achieved FAR due to storage bldg developments. Parcels in GC zone tend to be small so a relatively high FAR is appropriate
OP	0.41	0.41	
OP, CB	0.26	0.26	
OP, CB (MVSO)		0.23	MVSO is a new zoning designation, assumed .9 FAR of OP, CB
OP, LI		0.30	No development activity occurred in this zone, assumed FAR based on mid-range between achieved FARs in OP,CB,LI and OP,CB.
OP, CB, LI	0.44	0.44	
OP, CB, LI (MVSO)		0.40	MVSO is a new zoning designation, assumed .9 FAR of OP, CB, LI

Commercial and Industrial Land Supply

After deducting constraints, Bothell has about 56 net acres of vacant and redevelopable commercial and mixed-use land. The largest portion of this is vacant mixed-use land. After adjusting for market factors, about 54 acres are potentially available for development during the planning period.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	3.19	0.92	18%	2%	1.82	15%	1.54
Commercial Redevelopable	11.53	2.77	18%	2%	7.01	15%	5.96
Mixed Use Vacant	36.73	All deductions and market factors applied before dividing into commercial / residential acres			36.73		36.73
Mixed Use Redevelopable	10.11				10.11		10.11
Total C & I Land	61.56	3.69	-	-	55.66		54.34

Commercial and Industrial Capacity

Bothell has capacity for a total of 2,201 new jobs. All of these are in commercial or mixed-use zones. There are no exclusively industrial zones.

Zone	Empl. Capacity in Commercial / Mixed Use Zones							Total Job Capacity in Commercial and Mixed Use Zones (no Industrial Zones)
	GC	OP, LI	R4-OP, R8a-OP, R15-OP	R15-OP,CB	R15-OP, CB (MVSO)	R 15-OP, CB, LI (MVSO)	R15 - OP, CB, LI	
Net Land in Sq. Ft	286,189	40,510.80	1,255,399	112,820	71,874	197,762	402,059	2,366,615
Achieved or Assumed F.A.R.	0.60	0.30	0.41	0.26	0.23	0.40	0.44	
Dev. Capacity in Sq. Ft	171,714	12,153	520,614	29,491	16,531	79,105	176,423	1,006,031
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	118,250	12,153	495,089	17,679	(21,088)	79,105	176,423	877,612
Floor Area Per Employee	600	500	350	400	450	450	450	
Job Capacity	197	24	1,415	44	(47)	176	392	2,201

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Bothell has achieved about 50% of its current twenty-year target of 2,900 jobs. After accounting for this increase, the city has a remaining target of 1,454 jobs. Bothell has capacity for 2,200 new jobs including about 750 jobs in excess of what is needed to accommodate the target.

Net New Jobs 95 - 00	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Remaining Job Capacity	Surplus or Deficit in Relation to Remaining Target
1,446	2,900	50%	1,454	2,201	747